

RESOLUTION NO. 2015 -15-CM

**BOARD OF COMMISSIONERS OF TIPPECANOE COUNTY
APPROVING APPLICATION FOR PROPERTY TAX
DEDUCTIONS FOR APEX WAREHOUSE AND LOGISTICS LLC**

WHEREAS, On October 9, 2012 the Tippecanoe County Council adopted a certain Declaratory Resolution No. 2012-23-CL, and on November 13, 2012, a certain Confirmatory Resolution No. 2012-29-CL designating certain real estate located in Tippecanoe County with respect to which APEX Warehouse and Logistics LLC has proposed certain real property redevelopment and rehabilitation as an Economic Revitalization Area. The designation of the real estate as an Economic Revitalization Area will permit the applicant, APEX Warehouse and Logistics LLC to qualify for certain property tax deductions; and

WHEREAS, The property consists of approximately 10.00 acres in Wea Township, Tippecanoe County, Indiana, located on US 52 South in the Park 52 Industrial Park in Lafayette, IN 46219; the abbreviated legal description of which is PT S SE SEC 12 TWP 22 R 4 10.000A, further identified as Parcel ID 79-11-12-476-001.000-031, Key Number 146-05000-0162(the Property). A more detailed description of the Economic Revitalization Area is available for inspection in the Tippecanoe County Assessor's Office. All of which property is located within the McCarty Lane-Southeast Industrial Expansion Economic Development Area; and

WHEREAS, APEX Warehouse and Logistics LLC has requested the Tippecanoe County Council to determine that it shall be entitled to the deductions from the increase in assessed value resulting from rehabilitation or development of real estate improvements in such Economic Revitalization Area..

WHEREAS, IC 6-1.1-12.1-2 requires that if property located in an economic revitalization area is also located in an allocation area, an application for property tax deduction may not be approved unless the legislative body of the unit that approved the designation of the allocation area adopts a resolution approving the application; and

WHEREAS, the Board of Commissioners of Tippecanoe County has considered the application of APEX Warehouse and Logistics LLC and other information brought to its attention, and hereby determines that it is in the best interest of Tippecanoe County, Indiana, to approve the the deductions under Indiana Code §6-1.1-12.1-3 as requested by APEX Warehouse and Logistics LLC in accordance with the percentages provided in Indiana Code §6-1.1-12.1-17 provided that such deductions are available for a period of not more than **six (6)** years; and

NOW THEREFORE BE IT RESOLVED, that the statement of benefits of APEX Warehouse and Logistics LLC for the deductions from the increase in assessed value resulting from rehabilitation or development of real estate improvements in such Economic Revitalization Area is hereby approved pursuant to IC 6-1.1-12.1-2(k) for a period of not more than **six (6)** years.

Adopted this 1st day of June 2015.

BOARD OF COMMISSIONERS OF
TIPPECANOE COUNTY



Thomas P. Murtaugh, President

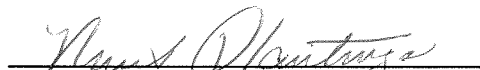


David S. Byers, Vice President



Tracy A. Brown, Member

ATTEST:



Robert Plantenga, Auditor of
Tippecanoe County

**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

MAY 21 2015

20 15 PAY 20 16

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4.1) **AUDITOR OF TIPPECANOE CO.**
- ☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer Apex Warehouse and Logistics LLC.					
Address of taxpayer (number and street, city, state, and ZIP code) 4792 E 400 S, Lafayette, IN 47905					
Name of contact person Kelly Andrews		Telephone number (765) 471-7100		E-mail address Kelly@Apex-Warehouse.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Tippecanoe County Council		Resolution number			
Location of property 4792 E 400 S, Lafayette, IN 47905		County Tippecanoe		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) 32,000 sq ft addition to existing 40,000 sq ft warehouse facility		Estimated start date (month, day, year) 7/1/2015		Estimated completion date (month, day, year) 3/31/2016	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 2.00	Salaries \$67,000.00	Number retained 2.00	Salaries \$67,000.00	Number additional	Salaries
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		0.00			
Plus estimated values of proposed project		1,139,000.00			
Less values of any property being replaced					
Net estimated values upon completion of project		1,139,000.00			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>Kelly L. Andrews</i>				Date signed (month, day, year) 5/14/2015	
Printed name of authorized representative Kelly L. Andrews				Title President	

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (*see below*). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (*specify*) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* *see below*)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (<i>signature and title of authorized member of designating body</i>)	Telephone number ()	Date signed (<i>month, day, year</i>)
Printed name of authorized member of designating body	Name of designating body	
Attested by (<i>signature and title of attester</i>)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

APPLICATION

For Consideration for Designation as an

Economic Revitalization Area

Tippecanoe County, Indiana

General Information

APPLICATION IS FOR: (CHECK ONE OR BOTH)

☒ Improvements to real estate: Schedule Requested: ☐ 3 Year ☐ 6 Year ☒ 10 Year ☐ Other

☐ New manufacturing equipment: Schedule Requested: ☐ 5 Year ☐ 7 Year ☐ 10 Year ☐ Other

Applicant

1. Name of applicant Apex Warehouse and Logistics, LLC
2. Is the applicant the property owner? ☐ Yes ☐ If not, please indicate the relationship of the applicant to the property owner: _____

3. Business address of applicant 4792 E 400 S, Lafayette, IN 47905

4. Telephone/Fax of applicant 471-7100 Fax – 471-7102
5. Agent of applicant (if any) _____
Address of agent _____

Telephone/Fax of agent _____
Relationship of agent to applicant _____

Property Description

6. Address of property 4792 E 400 S, Lafayette, IN 47905
7. Legal description and survey of property proposed for designation (attach map of proposed property) See attached document
8. Township Wea
9. Real Estate Key Number(s) 79-11-12-476 001.000-031
Personal Property Key Number(s) _____
10. Current property status
- (a) How is the real estate presently used? Vacant
- (b) What structures, if any, are on the real estate? 40,000 sq ft Warehouse Building
- (c) What is the general condition of improvements to the real estate, if any? Addition of 32,000 sq ft to existing 40,000 sq ft building
- (d) Will there be any demolition of historic properties? No
11. Current zoning designation I3
12. Current assessed value of the real estate
- (a) Land \$ 330,000.00 – Partial 2014 assessment _____
- (b) Improvements \$ 567,300 – Partial 2014 assessment _____
13. Amount of total property taxes owed in the immediate past year \$ 13,315.60

Project Description

14. Description of proposed improvements

(a) Real estate 32,000 sq ft addition

(b) Manufacturing equipment (include date of purchase, cost, and federal tax life)

None

15. Development time frame

(a) When will physical aspects of development or rehabilitation begin?

When abatement is complete

(b) When is completion of improvements expected? Spring 2016

16. Estimated cost of proposed improvements (not including land costs)

(a) Structural improvements \$ 1,139,000.00

(b) New manufacturing equipment \$ N/A

17. Will this project require approval of a rezoning, plat, development plan, vacation, variance, special exception, or contingent use prior to the issuance of an Improvement Location Permit?

 If yes, describe No

18. What environmental impact will be created by this project? None

(a) What permits are required? Normal building permits

19. Will any additional infrastructure be necessitated for this project? None If yes, describe

20. Who will be required to pay for the additional infrastructure? No additional cost needed

21. Will this project complement existing business? ☐ Yes ☐ If yes, describe _____

☐ It will provide warehousing space for existing and future companies in the area.

22. Will this project be in competition with existing business? ☐ Yes ☐ If yes, describe _____

☐ With other warehouse owners and facilities in the area. _____

23. What effect will the project have on the local housing market? _____

☐ None _____

24. Will the project include the rehabilitation or redevelopment of existing structures? ☐ If yes,

please explain ☐ No _____

25. Undesirability for normal development:

Please describe why this property meets the Indiana Code (I.C. 6-1.1-12.1-1) definition for an Economic Revitalization Area (ERA) ["(1)...which has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. ...also: ...

(A) any area where a facility or group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues; and

(B) a residentially distressed area, ...]

☐ It will take an undeveloped I3 property and put into operation to serve the existing manufacturing base. _____

26. Does this project involve any other special tax treatments or financing such as grants, low interest loans, etc.? ☐ No _____

27. Has the applicant ever applied for or benefited from tax abatement in any other project in Lafayette or elsewhere? ☐ Yes ☐ Describe: ☐ First Phase – 40,000 sq ft building _____

28. Has financing for this project been approved? _____ Describe: ☐ Pre-Approved _____

29. What is the impact of this project on the surrounding area? ☐ None ☐ Describe: _____

30. Has any work begun or any equipment been ordered? ☐ No ☐ Describe: _____

Community Objectives

31. What are the estimated COIT (County Option Income Tax) and CEDIT (County Economic Development Income Tax) incomes that will be generated for the benefit of the community?

32. How will the proposed designation further the economic development objectives of the community?

(a) Will the designation improve the utilization of vacant or underutilized land currently zoned for business or industrial use or designated as appropriate for business or industrial development in the Tippecanoe County Comprehensive Plan? (explain) __It will supply the existing manufacturing base with additional warehouse space._____

(b) Will the designation encourage the improvement of a deteriorated structure or the replacement of an obsolete structure? _No____ If yes, please explain _____

(c) Will the project affect a historically or architecturally significant structure? __No____ If yes, please explain _____

(d) Will the designation assist in the inducement of a project providing substantial employment opportunities relative to the value of the improvements to be made and/or the new manufacturing equipment to be installed? (explain) _It will not provide substantial employment but will possible create additional jobs in the future. At this point in time, it will retain current positions within the community._____

(e) Will the designation assist in the inducement of a project which would provide long-term benefits to the tax base of the community warranting granting of the annually decreasing percentage of property tax abatement as provided in Indiana Law (explain)

Employment

33. Estimate the number of jobs as a result of the completed project

Retained Jobs

Job Type	Estimated Number of Jobs	Entry Level Wage	Average Wage	Maximum Wage
Unskilled				
Semi-skilled	1		20.00	
Skilled				
Non-Production Clerical	1		12.00	
Non-Production Exempt				

Note: Retained jobs are jobs that would otherwise be eliminated or phased out if the project is not approved.

New Jobs

Job Type	Estimated Number of Jobs	Entry Level Wage	Average Wage	Maximum Wage
Unskilled				
Semi-skilled				
Skilled				
Non-Production Clerical				
Non-Production Exempt				

34. Total Estimated jobs at this site _____

35. Anticipated time frame for reaching employment level? _____

36. In what kind of work will the employees be engaged? _____

37. Will Company provide Health Benefits to employees? _____

What percent will be paid by the company? _____

38. Will Company provide Retirement Benefits to the Employees? _____

What percent will be paid by the company? _____

39. What other company-provided benefits will be available to the employees? _____

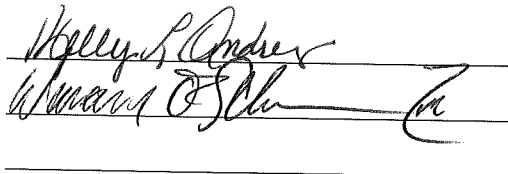
40. Will the Applicant use labor from the "local economic region" for construction? (local economic region is defined as Tippecanoe County and the surrounding seven counties) If not, why?

___ Yes _____

41. Does the business meet the criteria of creating/maintaining "basic jobs"? (Basic jobs are jobs that are supported primarily by dollars generated outside of the economic region.) ___ Yes ___

42. How do wages compare to the Tippecanoe County Average? (Data derived from "Covered Employment and Payrolls" from the Indiana Department of Workforce Development Labor Market Information) _____

Filing of this application constitutes a request for Economic Revitalization Area designation only and does not constitute an automatic deduction of property taxes. I understand that it is the responsibility of the property owner to file the appropriate abatement forms with the Tippecanoe County Auditor. I hereby certify that the information and representations of this application are true and complete.



Signature(s) of Applicant(s)

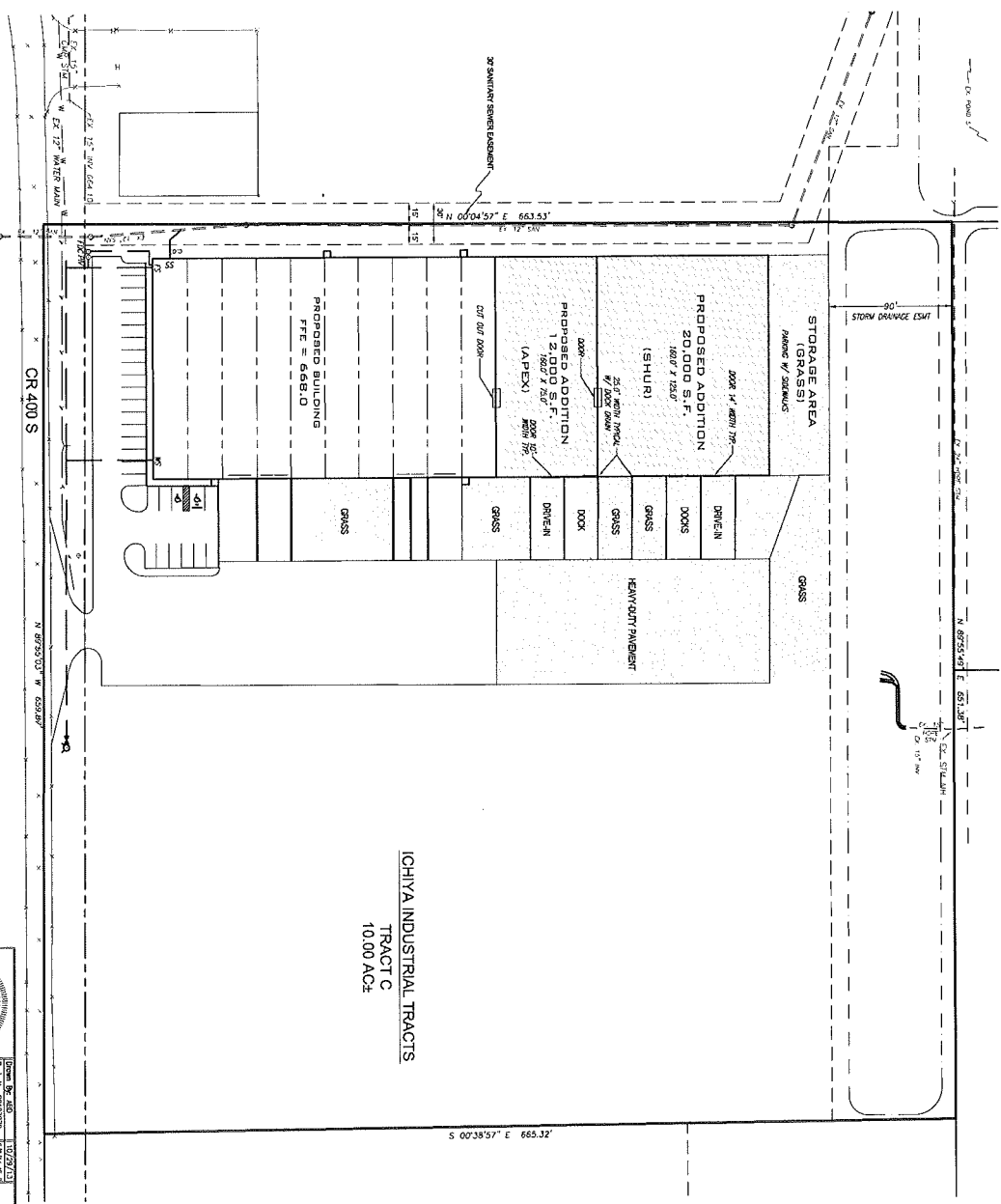
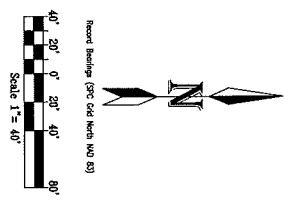
5/14/2015 _____

Date

SITE PLAN

TRACT C - ICHIYA INDUSTRIAL TRACTS

**APEX
PROPOSED
ADDITIONS**
2/18/15 EXPANSION EXHIBIT



ICHIYA INDUSTRIAL TRACTS
TRACT C
10.00 AC±

Created By: _____
Certification Date: _____



DATE	BY	REVISION
12/31/2015	STAR	1.0
12/31/2015	STAR	2.0
12/31/2015	STAR	3.0
12/31/2015	STAR	4.0
12/31/2015	STAR	5.0
12/31/2015	STAR	6.0
12/31/2015	STAR	7.0
12/31/2015	STAR	8.0
12/31/2015	STAR	9.0
12/31/2015	STAR	10.0



PREPARED FOR: ICHIYA, LLC
STARR ASSOCIATES
LAND SURVEYING & CIVIL ENGINEERING
1000 N. WILSON AVENUE
CHICAGO, IL 60642
(773) 334-1100

C201

PARCEL INFORMATION SCREEN	
Parcel Number:	146050000162
Owner Name:	ICHIYA LLC
Property Address:	US52 S
Neighborhood Code:	444
Legal Description:	PT S SE SEC 12 TWP 22 R4 10.000 A)STK79-11-12-476-001.000-031 A146-05000-0162
Property Class:	400 COM VACANT LAND
Township:	WEA
School Corp:	TIPPECANOE SCHOOL CORP
DLGF Taxing District Number:	79031
State Identification Number:	79 11-12-476 001.000-031
Property Information:	Click to view property sketches/map/photos
Property Record Card:	146050000162.pdf

Tippecanoe County
*** CUSTOMER RECEIPT ***

Batch ID: KCURWICK 5/21/15 01 Receipt no: 27880

Type	SvcCd	Description	Amount
001AU		GENERAL GOVT. / AUDITOR	
	Qty	1.00	\$400.00

APEX TAX ABATEMENT

General Govt. / Aud 00100003414110

Cash / Operating Ca 00100001011000

AUDITOR

APEX WAREHOUSE & LOGISTICS LLC

TAX ABATEMENT

KDC

Tender detail

CK CHECK \$400.00

Total tendered: \$400.00

Total payment: \$400.00

Trans date: 5/21/15 Time: 10:51:57